

**Current Borrower:** JOCELYN EVANS, A SINGLE WOMAN AND ROGER H. ALEXANDER A SINGLE MAN  
**MH File Number:** TX-14-22348-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** Conventional Residential  
**Property Address:** 215 MCMILLEN ROAD, LUCAS, TX 75002

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/5/2006

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. MERS IS A SEPARATE  
CORPORATION THAT IS ACTING SOLELY AS  
A NOMINEE FOR FREMONT INVESTMENT &  
LOAN

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20060608000779370

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERE OF  
FOR ALL PURPOSES.

**Grantor(s)/Mortgagor(s):**  
JOCELYN EVANS, A SINGLE WOMAN AND  
ROGER H. ALEXANDER A SINGLE MAN

**Current Beneficiary/Mortgagee:**  
HSBC Bank USA, National Association, as  
Trustee, in trust for the registered holders of ACE  
Securities Corp. Home Equity Loan Trust, Series  
2006-FM2, Asset Backed Pass-Through  
Certificates

**Property County:**  
COLLIN

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr., Salt Lake City, UT  
84119

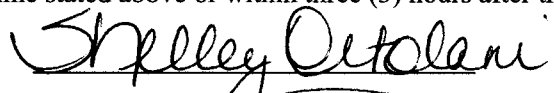
**Date of Sale:** 11/1/2016

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale of Property:** SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN  
COUNTY ADMINISTRATION BUILDING OR AS DESIGNATED BY THE COUNTY  
COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S  
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of  
the armed forces of the United States. If you  
are or your spouse is serving on active military  
duty, including active military duty as a  
member of the Texas National Guard or the  
National Guard of another state or as a  
member of a reserve component of the armed  
forces of the United States, please send  
written notice of the active duty military  
service to the sender of this notice  
immediately.



Robert Ortolani or Shelley Ortolani or Mary  
Mancuso or Liz Harris or Cheryl Harris or Michele  
Hreha  
or Cole D. Patton  
or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

DEPUTY  
BY:   
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
SHERIFF

2016 OCT 10 AM 11:06

FILED

EXHIBIT "A"

BEING a 261,330 square foot tract or parcel of land situated in the PETER LUCAS SURVEY, ABSTRACT NUMBER 537, and in the JOHN CAHILL SURVEY, ABSTRACT NUMBER 146, in the City of LUCAS, COLLIN County, Texas: being a part of that certain called 79.873 acre tract of land described in deed to Don C. Stopyro, as recorded in Volume 830, Page 417, Deed Record of COLLIN County, Texas (DRCCT); and also being that certain, called 6.0 acre tract of land described in Warranty Deed with Vendor's Lien retained by third party to Robert W. Trammell and Marcel N. Dondero, and recorded in Volume 2804, Page 679, DRCCT: said 261,330 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for the Southwest corner of said Trammell and Dondero tract (hereinafter referred to as the Trammell tract): said corner being the Southeast corner of that certain, called 2.516 acre tract of land described in Deed of Trust to Wayne A. Melton, and recorded in Volume 1601, Page 3, DRCCT: being in the North line of that certain, called 6.941 acre tract of land described in Warranty Deed to Milton Gosney, Jr. and Mary Ann Gosney, and recorded in Volume 870, Page 180, DRCCT: being in the centerline of a 60 foot roadway easement (commonly known as McMillen Road): and also being the Southeast corner of the herein described property:

THENCE leaving said centerline of the roadway easement and said North line of the Gosney tract, and along the common line between the aforesaid Trammell and Melton tracts, North 10 degrees 33 minutes 33 seconds West, at a distance of 25.00 feet passing a 5/8 inch iron pipe found for reference corner, at a distance of 569.79 feet passing a 1/2 inch iron rod with cap stamped "LONE STAR" set for reference corner, in all a distance of 599.79 feet to a point for the Northwest corner of said Trammell tract: said corner being the Northeast corner of said Melton tract: being in the center of a creek: being in the South line of the property described in Warranty Deed with Vendor's Lien retained by grantor to Robert G. Griffin and wife, Carol A. Griffin, and recorded in Volume 3261, Page 32, DRCCT: and also being the Northwest corner of the herein described party:

THENCE leaving said common line between the Trammell and Melton tracts, and along the common line between the aforesaid Trammell and Griffin tracts, same being the aforesaid center of said creek, the following courses and distances:

North 63 degrees 00 minutes 22 seconds East, a distance of 261.85 feet to a point for corner in said creek:

South 52 degrees 29 minutes 08 seconds East, a distance of 227.40 feet to a point for corner in said creek:

North 72 degrees 54 minutes 09 seconds East, a distance of 64.30 feet (deed: 64.64 feet) to a point for corner in said creek: said corner being the Northeast corner of the aforesaid Trammell tract: being the Northwest corner of Lot 2 of McMillen Estates, an addition to the City of Lucas according to the plat thereof recorded in Volume J, Page 164, of the Map Records of COLLIN County, Texas: and also being the Northeast corner of the herein described property:

THENCE leaving last said common line between the Trammell and Griffin tracts, and leaving said creek center, and along the common line between the aforesaid Trammell tract and said Lot 2: South 00 degrees 48 minutes 34 seconds West, at a distance of 37.74 feet passing a 3/8 inch iron rod found for reference corner, at a distance of 544.60 feet passing a 1 inch iron pipe found for reference corner, in all a distance of 569.60 feet to a PK nail set for the Southeast corner of said Trammell tract: said corner being the Southwest corner of said Lot 2: being in the aforementioned North line of said Gosney tract: being in the aforesaid centerline of the 60 foot roadway easement: and also being the Southeast corner of the herein described property:

THENCE leaving the last said common line between the Trammell tract and Lot 2, and along the common line between the aforesaid Trammell and Gosney tracts, same being said centerline of said easement, the following courses and distances:

North 89 degrees 52 minutes 38 seconds West, a distance of 270.00 feet to a PK nail set for corner:

South 77 degrees 06 minutes 52 seconds West, a distance of 89.45 feet to the POINT OF BEGINNING:

CONTAINING a computed area of 261,330 square feet or 5.999 acres of land.

NOTE: The Company does not represent that the above acreage or square footage calculations are correct.